

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts (appearing in Massachusetts General Laws (Ter. Ed.) Chapter 121, as amended) and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said Housing Authority Law and every other power thereunto enabling, determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in section 26J of the Housing Authority Law, and further determined in accordance with sections 26KK and 26ZZ of said Law and all other powers granted by said Chapter 121 that a project for the assembly and renewal of said area, hereinafter called the "Downtown Waterfront-Faneuil Hall Project Area," described in Annex A," ought to be undertaken in said City; and

WHEREAS, on April 24, 1964, the Redevelopment Authority approved and adopted an Urban Renewal Plan, as defined in said section 121, for the renewal of said area, said plan being entitled, "Downtown Waterfront-Faneuil Hall Urban Renewal Plan"; and

WHEREAS, the Authority acting as the Planning Board of said City, the City Council of said City and the Department of Commerce and Development, Division of Urban Renewal, have severally approved said Renewal Plan and project and made appropriate findings in connection therewith, all in accordance with the provisions of law; and

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated June 24, 1964, and entitled, "Cooperation Agreement," providing among other things for a contribution by said City in connection with the carrying out and completion of said Urban Renewal Plan; and

WHEREAS, public hearings on said Urban Renewal Plan and Downtown Waterfront-Faneuil Hall Project have been held, after due notice, including public hearings by the said Redevelopment Authority; and

WHEREAS, the Boston Redevelopment Authority, with the written approval of the Mayor of the City of Boston and the State Housing Board, has entered into a Loan and Grant Contract, dated January 18, 1965, with the Housing and Home Finance Agency under Title I of the Housing Act of 1949, as amended, providing for Federal financial assistance in connection with the carrying out and execution of said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of the Housing Authority Law and said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority in accordance with the provisions of section 26P, subparagraph (b), of said Housing Authority Law had deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter. Ed.) Chapter 79, section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority, acting under the provisions of the Housing Authority Law and without limiting the generality of the foregoing, of section 26P, sub-

thence turning and running northerly by the easterly sideline of Union Street to the southeasterly sideline of Hanover Street;

thence turning and running northeasterly along the southeasterly sideline of Hanover Street to the northeasterly sideline of Blackstone Street;

thence turning and running southeasterly by the northeasterly sideline of Blackstone Street to the northwesterly sideline of North Street;

thence turning and running in a northeasterly direction in a straight line to the end of the southeasterly side of the southeasterly wall of the Callahan Tunnel;

thence running northeasterly by the southeasterly side of the southeasterly wall of the Callahan Tunnel and running northeasterly by the southeasterly side of the southeasterly wall of the Callahan Tunnel extended above ground to the northeasterly sideline of Richmond Street;

thence turning and running southeasterly along the northeasterly sideline of Richmond Street to the northwesterly sideline of Fulton Street;

thence turning and running northeasterly by the northwesterly sideline of Fulton Street to the northeasterly sideline of Lewis Street;

thence turning and running southeasterly by the northeasterly sideline of Lewis Street to the northwesterly sideline of Commercial Street;

thence turning and running northeasterly, northerly and northwesterly along the northwesterly, westerly and southwesterly sidelines of Commercial Street to the northwesterly sideline of Hanover Street;

thence turning and running northeasterly by the northwesterly sideline of Hanover Street to the southwesterly property line of the U.S. Coast Guard Base;

has become vested or for other good cause shown. The awards hereby made are set forth in "Annex C" which Annex C is not to be recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds and the Land Registration Section in Boston, Massachusetts.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

Dated: APR 15 1966

BOSTON REDEVELOPMENT AUTHORITY

By:

ATTEST:

Secretary of the Boston Redevelopment Authority

ANNEX A

DOWNTOWN WATERFRONT FANEUIL HALL URBAN
RENEWAL AREA

PROJECT AREA DESCRIPTION

The Downtown Waterfront Faneuil Hall Urban Renewal Area is bounded and described as follows:

Beginning at the intersection of the westerly U.S. Pierhead Line of the Fort Point Channel and the Southwesterly sideline of Northern Avenue Bridge and running northwesterly by the southwesterly sideline of Northern Avenue Bridge and of Northern Avenue and of Northern Avenue extended to the northwesterly sideline of the Fitzgerald Expressway;

thence turning and running northeasterly, northerly and northwesterly by the northwesterly, westerly and southwesterly sidelines of the Fitzgerald Expressway to the southwesterly sideline of Well Street;

thence turning and running northwesterly by the southwesterly sideline of Well Street to the northwesterly sideline of Custom House Street;

thence turning and running northeasterly by the northwesterly sideline of Custom House Street to the southwesterly property line extended of 37 India Street, thence turning and running northwesterly by the southwesterly property line extended and the southwesterly property line of 37 India Street to the northwesterly property line of 37 India Street, thence turning and running northeasterly by the northwesterly property line of 37 India Street and the northwesterly property line extended to the southwesterly sideline of India Street;

thence turning and running northwesterly by the southwesterly sideline of India Street to the southeasterly sideline of State Street;

thence turning and running westerly by the southeasterly sideline of State Street to the easterly sideline of Change Avenue extended;

thence turning and running northerly along the extended easterly sideline and the easterly sideline of Change Avenue to the northerly property line of the property known as 60 State Street;

thence turning and running in an easterly direction by various courses and distances along the northerly property line of said 60 State Street and continuing easterly along the northerly property line of the property known as 80 State Street and the last said property line extended in an easterly direction to the easterly sideline of Merchants Row;

thence turning and running northerly along the extended easterly sideline of Merchants Row to the southerly property line of the property known as 1 South Market Street, which is also the northerly sideline of Chatham Street;

thence turning and running westerly along the southerly property line of said 1 South Market Street to the easterly sideline of Merchants Row;

thence turning and running westerly along the southerly property line of said 1 South Market Street to the easterly sideline of Merchants Row;

thence turning and running northerly along the westerly property line of said 1 South Market Street, which is also the easterly sideline and extended easterly sideline of Merchants Row, to an intersection with the extended southerly property line of the property known as Faneuil Hall;

thence turning and running westerly by the southerly property line of Faneuil Hall extended and by the southerly property line of Faneuil Hall to the westerly property line of Faneuil Hall;

thence turning and running northerly by the westerly property line of Faneuil Hall and the westerly property line of Faneuil Hall extended to the northwesterly sideline of North Street;

thence turning and running in a southwesterly direction by the northwesterly sideline of North Street to the easterly sideline of Union Street;

paragraph (b), of General Laws (Ter. Ed.) Chapter 121, and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements of travel in and to any and all public streets, highways, and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in Annex B attached hereto and made a part hereof as though incorporated herein in full and being shown on a plan drawn by Whitman & Howard, Inc., Engineers, Boston, Massachusetts, which sheets are respectively entitled, "Property Line Map, Downtown Waterfront-Faneuil Hall Area, Mass. R-77, Plans Nos. P-1, P-2, P-3, P-4 and P-5."

AND FURTHER ORDERED that in accordance with the provisions of the General Laws, Chapter 79, Section 6, as amended, awards are by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by the owner or owners and all other persons including all mortgagees of record having any and all interest in each parcel of the areas described in "Annex B" and entitled to any damages by reason of the taking hereby made; the word, "Parcel" as herein used being construed to mean any contiguous tract of land in the same ownership, whether or not such tract consists of one or more platted lots or a fractional part thereof. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor

thence turning and running southeasterly by the southwesterly property line of the U.S. Coast Guard Base to the southeasterly property line of the U.S. Coast Guard Base;

thence turning and running northeasterly by the southeasterly property line of the U.S. Coast Guard Base and by such southeasterly property line extended to the U.S. Pierhead Line;

thence turning and running southeasterly and southerly by the U.S. Pierhead Line to the point where said Pierhead Line swings from a southerly to a southwesterly direction;

thence turning and running southwesterly in a straight line to the point of beginning.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY
DOWNTOWN WATERFRONT-FANEUIL HALL
URBAN RENEWAL AREA

The following parcels of land are the only parcels taken by this

Order of Taking:

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
P-4	48	3
P-4	48	6
P-4	48	7
P-4	48	8
P-4	48	9
P-4	48	10
P-4	73	1
P-4	73	2
P-4	74	2
P-4	74	3
P-4	74	8
P-4	74	9
P-4	74	10
P-4	74	11
P-4	75	1
P-4	80	2
P-4	80	3
P-4	80	4
P-4	80	5
P-4	80	8
P-4	80	9
P-4	80	14

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
P-4	80	15
P-4	81	3
P-4	81	4
P-4	81	6
P-4	81	7
P-4	81	8
P-4	81	12
P-4	81	15
P-4	81	18
P-4	81	19
P-4	81	20
P-4	81	22
P-4	86	1
P-4	86	5
P-4	86	6
P-5	88	1
P-3	91	2
P-3	91	3
P-3	91	4
P-3	91	5
P-3	91	6
P-3	91	7
P-3	91	12
P-3	99	1
P-3	99	5
P-3	99	7
P-3	99	9

There are included within said area the following parcels of registered land:

REGISTERED LAND PARCELS WITHIN TAKEN
AREA

Address: 16-18 North St, Boston and Scott Alley

Certificate No.: 66583, Suffolk Land Registration, Book 328, page 183

Owner: Momart Realty Corp., a Massachusetts Corporation

Purpose of Taking: Urban Renewal Area

Address: 48 North St. and Creek Square

Certificate No.: 47602, Suffolk Land Registration, Book 234, page 2

Owners: Hildegard B. Hoss, Carl L. Hoss and Ferdinand J. L. Hoss, Trustees

Purpose of Taking: Urban Renewal Area

Address: 1-4 Fulton Place

Certificate No.: 60629, Suffolk Land Registration, Book 299, page 29

Owner: John B. Zerella (married to Mary E. Zerella)

Purpose of Taking: Urban Renewal Area

Address: 19-20 South Market St.,

Certificate No.: 44715, Suffolk Land Registration, Book 219, page 115

Owner: Bolton-Smart Co., Inc., a Massachusetts Corporation

Purpose of Taking: Urban Renewal Area

Address:

52-53 South Market St.

Certificate No.:

72733, Suffolk Land Registration,
Book 359, page 133

Owner:

Fred W. Baldau Co., Inc., a
Massachusetts Corporation

Purpose of Taking:

Urban Renewal Area

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
P-3	99	11
P-3	99	18
P-3	99	19
P-3	101	3
P-3	102A	1
P-3	102A	3
P-3	102A	4
P-3	102A	6
P-2	208A	7
P-3	99	16

SUPPOSED OWNERS

The supposed owners of the parcels of land hereby taken are as follows:

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
48-3	16-18 North St.	Momart Realty Corp.
48-6	24 1/2 - 26 North St.	Nelson Crowther
48-7	28-32 North St.	28 North Street, Inc.
48-8	34-36 North St.	Harry Diamond, Tr. Diamond Realty Trust
48-9	38-44 North St.	44 North Street, Inc.
48-10	46-52 North St.	Hildegard B. & Carl L. Hoss, Trs.
73-1	84-90 Richmond St.	Esther Torlone
73-2	92-98 Richmond St.	Richmond Live Poultry Company
74-2	9-11 Ferry St.	Lillian A. Viano
74-3	13-15 Ferry St.	Roskin Realty Corp.

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
74-8	5-6 Fulton Pl.	Jacob Cohen Beef Co., Inc.
74-9	1-4 Fulton Pl.	Estate of John B. Zerella
74-10	60-66 Fulton St.	Joseph Z. Schiff et al, Trs.
74-11	68-70 Fulton St.	Immaculata Scapicchio
75-1	36-54 Fulton St.	Abramo & Susan A. Re
80-2	150 Cross St.	Achille & Sylvia Polli
80-3	45-51 Fulton St.	Mae M. Martin, Tr.
80-4	53-55 Fulton St.	Rite Foods, Inc.
80-5	57-59 Fulton St.	Joseph Puccia, Tr.
80-8	69-75 Fulton St.	Market Supply Co.
80-9	77-79 Fulton St.	May M. Martin
80-14	102-104 Commercial St.	Peter A. Scapicchio
80-15	98-100 Commercial St.	A. Accardi Co.
81-3	113-119 Fulton St.	Helen F. Sharkey
81-4	121-125 Fulton St.	S. W. B. Co., Inc.
81-6	133-139 Fulton St.	Fred J. Malatesta, Jr. & Lawrence L. Malatesta d/b/n/a F. Malatesta Co.
81-7	141-145 Fulton St.	Guiseppe & Ana Guarino
81-8	147-149 Fulton St.	Ruth R. Matzkin
81-12	186-188 Fulton St.	Louis Caprano
81-15	198-204 Commercial St. and 173-179 Fulton St.	Henry & Edward Chorlian, Tr., Chorlian Realty Tr.
81-18	166-172 Commercial St.	Johnson Wholesale Grocery Co.
81-19	162-164 Commercial St.	C. Joseph & Priscilla F. Semimara, Tr. of 5, 7, 11, 12 Meredith Realty Trust
81-20	158-160 Commercial St.	Ethel M. Codrington, Tr.
81-22	150-152 Commercial St.	Ararat Grocery Co., Inc.

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
86-1	107-117 Commercial St.	Musolino Berger Lo Conte Co.
86-5	91-93 Commercial St.	Rose Y. Levenson
86-6	87-89 Commercial St.	Harold Siegel & Nathan Rotberg, Trs. of Sirot Realty Trust
88-1	153-181 Atlantic Ave.	Morris Cohen et al, Trs. Clinton Market Realty Tr.
91-2	43-44 No. Market St.	Walter L. Beane
91-3	41-42 No. Market St.	William R. O'Connell & Manuel Costa
91-4	39-40 No. Market St.	Audrey G. Litchfield
91-5	37-38 No. Market St.	Adams Chapman Co.
91-6	35-36 No. Market St.	Francis V. Mead
91-7	33-34 No. Market St.	Merchants Beef Co.
91-12	21-22 No. Market St.	Mary R. Cianciolo
99-1	1-3 So. Market St.	Charles Sperakas et al
99-5	11-15 So. Market St.	P. W. Rounsevell, Inc.
99-7	19-20 So. Market St.	Bolton-Smart Co., Inc.
99-9	24-25 So. Market St.	Lawrence F. & Peter C. Cianciolo
99-11	32-33 So. Market St.	A & E Paper Co., Inc.
99-18	49-50 So. Market St.	Fred W. Baldau Co., Inc.
99-19	52-53 So. Market St.	Fred W. Baldau Co., Inc.
101-3	62 Chatham St.	Harry Siegel
102A-1	204 State St.	Kelly Peanut Corp.
102A-3	200 State St.	Parks Sausage & Provision Corp.
102A-4	196-198 State St.	Joseph & Ruth H. Margolis

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
102A-6	182-184 State St.	Amelia Maffei
208A-7	150 Milk St.	Saul Fleishman, Tr. Central Realty Tr.
99-16	45-46 So. Market St.	Evelyn Souther & Marian H. Sulger

The names of owners herein listed as supposed owners, although supposed to be correct, are such only as matter of information, opinion and belief and are listed for informational purposes only.

END

- NOTE: 1) Plans Nos. P-1, P-2, P-3 and P-4 are recorded at Suffolk Registry of Deeds, Book 7929, page 440.
- 2) Plan No. P-5 is recorded at Suffolk Registry of Deeds, Book 7956, page 647.

ANNEX C

BOSTON REDEVELOPMENT AUTHORITY
DOWNTOWN WATERFRONT-FANEUIL HALL
URBAN RENEWAL AREA

AWARD OF DAMAGES

Awards for ORDER OF TAKING dated *APR 15 1966* are

as follows:

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>	<u>Damages Awarded</u>
P-4	48	3	\$ 85,000
P-4	48	6	24,000
P-4	48	7	110,000
P-4	48	8	27,000
P-4	48	9	70,000
P-4	48	10	160,000
P-4	73	1	60,000
P-4	73	2	18,500
P-4	74	2	8,000
P-4	74	3	17,000
P-4	74	8	15,000
P-4	74	9	16,500
P-4	74	10	40,000
P-4	74	11	15,500
P-4	75	1	102,000
P-4	80	2	14,900
P-4	80	3	35,000
P-4	80	4	22,000
P-4	80	5	18,000
P-4	80	8	25,200

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>	<u>Damages Awarded</u>
P-4	80	9	\$ 15,300
P-4	80	14	17,400
P-4	80	15	16,500
P-4	81	3	34,000
P-4	81	4	26,000
P-4	81	6	27,000
P-4	81	7	26,500
P-4	81	8	15,700
P-4	81	12	9,000
P-4	81	15	38,000
P-4	81	18	28,000
P-4	81	19	17,500
P-4	81	20	15,000
P-4	81	22	18,000
P-4	86	1	90,000
P-4	86	5	30,000
P-4	86	6	28,500
P-5	88	1	500,000
P-3	91	2	32,000
P-3	91	3	31,000
P-3	91	4	25,000
P-3	91	5	28,200
P-3	91	6	28,000
P-3	91	7	29,000
P-3	91	12	27,900
P-3	99	1	34,000
P-3	99	5	130,000

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>	<u>Damages Awarded</u>
P-3	99	7	\$ 28,000
P-3	99	9	46,000
P-3	99	11	33,000
P-3	99	18	63,000
P-3	99	19	44,000
P-3	101	3	36,000
P-3	102A	1	26,000
P-3	102A	3	32,500
P-3	102A	4	25,300
P-3	102A	6	29,000
P-2	208A	7	21,000
P-3	99	16	- *

*Confirmatory Taking

100,000	100	100	100
200,000	200	200	200
300,000	300	300	300
400,000	400	400	400
500,000	500	500	500
600,000	600	600	600
700,000	700	700	700
800,000	800	800	800
900,000	900	900	900
1,000,000	1,000	1,000	1,000
1,100,000	1,100	1,100	1,100
1,200,000	1,200	1,200	1,200
1,300,000	1,300	1,300	1,300
1,400,000	1,400	1,400	1,400
1,500,000	1,500	1,500	1,500
1,600,000	1,600	1,600	1,600
1,700,000	1,700	1,700	1,700
1,800,000	1,800	1,800	1,800
1,900,000	1,900	1,900	1,900
2,000,000	2,000	2,000	2,000

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